

CHAPTER 24
HILLSIDE DEVELOPMENT STANDARDS

10-24-2: DEFINITIONS:

CUESTA: A land form that has a steep ascent in one direction and a gentle descent in the opposite direction as designated on the ridgeline map. The steep slope is the cuesta face, an erosion escarpment, and the gentle one is the back slope of the cuesta. The crest of the cuesta forms a ridgeline.

CUT: Land surface which is reshaped by man through the removal of soil, rock, or other materials.

DEVELOPMENT: The carrying out of any subdivision or building activity, or clearing of land as an adjunct of construction. A development shall be considered to be a subdivision, platting, including single-family residential, townhomes, planned development, multi-family, commercial, and/or industrial development.

DEVELOPMENT PARCEL: Any quantity of land capable of being described with such definiteness that its location and boundaries may be established, which is designated by its owner or development as land to be used or developed as a unit or which has been used or developed as a unit.

EXCAVATION: Any disturbance to the ground, including, but not limited to, clearing, grubbing, rock removal, cutting, tunneling, drilling, or any other activity which alters the natural ground. "Minor excavation" shall mean a vertical cut of four feet (4') or less, or a disturbance of less than ten thousand (10,000) square feet of surface area.

FILL: The deposit of soil, rock, or other materials as placed by "man".

GEOTECHNICAL ENGINEER: A person with a Master's Degree in Civil Engineering with emphasis on geotechnical engineering from an accredited university who, through training and experience, is able to assure that geological factors affecting engineering works are recognized, adequately interpreted, and presented for use in engineering practice, and for the protection of the public. Such engineer shall be licensed in the state of Utah.

GRADING: Includes any work resulting in cuts or fills of an area of land proposed for development purposes.

LEDGE: The first substantial abrupt change in slope along with the top edge of a plateau or ridgeline.

PLATEAU: A flat or predominantly flat area of land which is raised sharply above adjacent land on at least one side.

RIDGELINE: The junction of a rising steep slope on one side and a descending slope that may either be gentle or steep on the other side.

SETBACK: An area in which no structure or building is allowed.

SLOPE: A vertical rise in feet measured over a horizontal distance, expressed as a percentage.

TABLELAND: Land where the slope in any direction is less than fifteen percent (15%).

UNDISTURBED LAND: An area that remains in a natural, pristine condition and is not subject to grading, excavation, or other similar disturbance. (Ord. 2006-910-O, 5-2-2006)